



Price
£325,000

Freehold

2x  1x  1x 

**The Willows, Station
Road, Rustington, West
Sussex, BN16**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- Some updating required (subject to planning consents)
- Garage en bloc
- Sunny aspect rear garden
- Short distance to village shops and amenities and transport links
- Offered for sale with no ongoing chain

Accommodation

GROUND FLOOR

- Entrance Hallway
- Cloakroom
- Kitchen: 9'1 x 8'8 (2.77m x 2.64m)
- Lounge: 20'9 (6.33m) narrowing to 18'1 (5.52m) x 16'1 (4.91m)

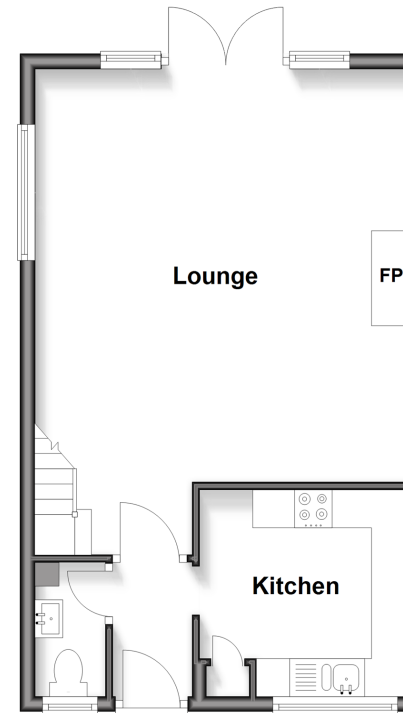
FIRST FLOOR

- Landing
- Bedroom 1: 11'3 x 9'0 (3.43m x 2.75m)
- Dressing Room
- Bedroom 2: 14'1 x 10'10 (4.30m x 3.30m)
- Bathroom

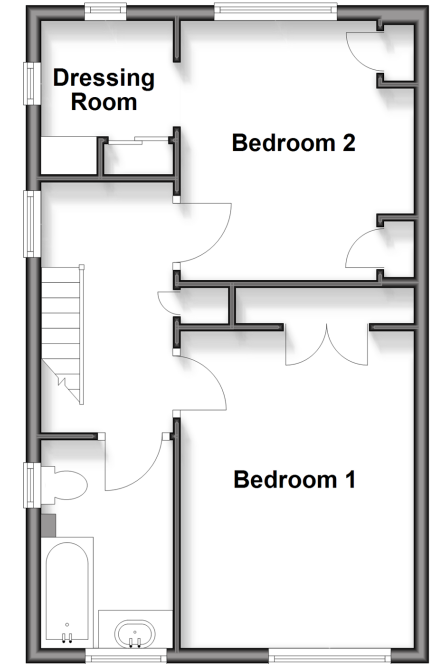
OUTSIDE

- Front Garden
- Rear Garden
- Garage en Bloc

Ground Floor
Approx. 40.8 sq. metres (438.9 sq. feet)



First Floor
Approx. 41.7 sq. metres (448.4 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



23708416/20260221/KH/KH